



LOCAL PLANNING AGENCY MEETING

MEETING DATE: MONDAY, FEBRUARY 6, 2017 AT 7:45 PM COMMISSION CHAMBERS, 500 SW 109 AVENUE

1. ROLL CALL.
2. PLEDGE OF ALLEGIANCE.
3. INVOCATION.
4. THE CITY COMMISSION SITTING AS THE LOCAL PLANNING AGENCY WILL CONSIDER THE FOLLOWING :

AN ORDINANCE OF THE CITY OF SWEETWATER, FLORIDA GRANTING A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FOR THAT CERTAIN PROPERTY IDENTIFIED UNDER FOLIO NUMBER 25-3031-017-0010 AND 25-3031-016-0030 CHANGING THE LAND USE CATEGORY FROM OFFICE LIGHT INDUSTRIAL TO COMMERCIAL; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR EFFECTIVE DATE. (SECOND READING AND SECOND PUBLIC HEARING) (MAYOR LOPEZ)

5. ADJOURNMENT.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION SITTING AS THE LOCAL PLANNING AGENCY WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK CARMEN J. GARCIA AT 221-0411 BY NOON ON THE DAY BEFORE THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE.

**AN ORDINANCE OF THE CITY OF SWEETWATER,
FLORIDA GRANTING A SMALL-SCALE COMPREHENSIVE
PLAN AMENDMENT FOR THAT CERTAIN PROPERTY
IDENTIFIED UNDER FOLIO NUMBER 25-3031-017-0010 and
25-3031-016-0030 CHANGING THE LAND USE CATEGORY
FROM OFFICE LIGHT INDUSTRIAL TO COMMERCIAL;
PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION;
PROVIDING FOR EFFECTIVE DATE.**

WHEREAS, the City of Sweetwater, pursuant to the Local Government Comprehensive Planning Act, in accordance with all of its terms and provisions, has reviewed the application of Flightway Twelve, LLC, proposing an amendment to the Land Use Category in the City's Comprehensive Plan changing the land use designation from Office Light Industrial to Commercial for 3.48± acres for the property generally located approximately 400 feet South of NW 17 St and East of NW 110 Avenue, Sweetwater, Florida, as legally described in Exhibit A; and

WHEREAS, the City Commission has been designated as the Local Planning Agency ("LPA") for the City pursuant to Section 163.3174, Florida Statutes, and has held a duly advertised public hearing and recommended denial/approval of the application of Flightway Twelve, LLC, to amend the Comprehensive Plan; and

WHEREAS, the City Commission of the City of Sweetwater has conducted duly-advertised public hearings upon the future land use proposed by Flightway Twelve, LLC, and has considered all comments received concerning the proposed amendment as required by State law and local ordinances; and

WHEREAS, the City Commission has reviewed City staff report, incorporated herein, which contains data and analysis addressing the proposed Land Use Category amendment; and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the City's Comprehensive Plan as adopted and recommended by staff; and

WHEREAS, the City Commission of the City of Sweetwater further finds that the proposed amendment to the Comprehensive Plan changing the Land Use Category from Office Light Industrial to Commercial 3.48± acres on the property generally located at approximately 400 feet South of NW 17 St and East of NW 110 Avenue, Sweetwater, Florida, is in the best interests of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SWEETWATER, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true, correct, and incorporated herein by this reference.

Section 2. Decision. The City's Comprehensive Plan Future Land Use Map is hereby amended by changing the land use designation from Office Light Industrial to Commercial for 3.48± acres for the property generally located at approximately 400 feet South of NW 17 St and East of NW 110 Avenue, Sweetwater, Florida, as legally described in Exhibit A.

Section 3. Amendment to Future Land Use Map. The Director of Planning and Zoning is further authorized to make the necessary changes as required to the Comprehensive Plan Future Land Use Map to reflect the above stated change.

Section 4. Effective Date. This ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or, if vetoed, upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater.

PASSED and ADOPTED this ____ day of ____, 2017.

ORLANDO LOPEZ, Mayor

JOSE BERGOUIGNAN, Commission President and
Vice Mayor

ATTEST:

CARMEN GARCIA, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



GUILLERMO CUADRA, CITY ATTORNEY

VOTE UPON ADOPTION:

JOSE BERGOUIGNAN, COMMISSION PRESIDENT
IDANIA LLANIO, COMMISSION VICE PRESIDENT
PRISCA BARRETO, COMMISSIONER
MANUEL DUASSO, COMMISSIONER
ISOLINA MAROÑO, COMMISSIONER
EDUARDO M. SUAREZ, COMMISSIONER



*mailed 1-23-17 7P
and posted on property
out*

SECOND NOTICE OF PUBLIC HEARING

PUBLIC HEARING: 2016-31

APPLICANT NAME: Flightway Twelve, LLC.

FOLIO NO: 25-3031-017-0010 and 25-3031-016-0030

REQUEST: Small Scale Comprehensive Master Plan Amendment requesting a change in the land use designation on the property from Office Light Industrial to Commercial

LEGAL DESCRIPTION: Lot 1, Blk 1 Hughes West Dade Tract Plat149 at Book40 and Lot 3, Blk 1 Hughes Supply Subdivision Plat149 at Book18.

LOCATION: Approximately 400 feet South of NW 17 St and East of NW 110 Ave.

PRESENT ZONING: I-2 (Industrial Heavy Manufacturing)

(PLANS ARE ON FILE AND MAYBE EXAMINE IN THE BUILDING AND ZONING DEPARTMENT)

A PUBLIC HEARING WILL BE HEARD IN SWEETWATER CITY HALL COMMISSION CHAMBERS, 500 SW 109 AVENUE, SWEETWATER, FLORIDA, ON:

MONDAY, FEBRUARY 6, 2017 AT 8:00PM.

OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE, IF FURTHER INFORMATION IS DESIRED, CALL 305-221-0411.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE/SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTEMONY AND EVIDENCE UPONWHICHTHE APPEAL IS TO BE BASED (SEC.286.0105, FLORIDA STATUTES).

PERSONS WHO NEED ACCOMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK'S OFFICE AT 305-221-0411 BY NOON THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTACE. (AMERICAN WITH DISABILITIES ACT).



MEMORANDUM

TO: Mayor and City Commissioners

FROM: Jorge L. Vera
Zoning Official

REF: Application 2016-31

DATE: January 9, 2017

Applicant: Flightway Twelve, LLC.

Folio No: 25-3031-017-0010 and 25-3031-016-0030

Request: Small scale Comprehensive Master Plan amendment requesting a change in the land use designation on the property from Office Light Industrial to Commercial.

Location: Approximately 400 feet South of NW 17 St Ave and East of NW 110 Ave.; aka Lot 1, Blk 1 Hughes West Dade Tr PB149-40 and Lot 3 Blk 1 Hughes Supply Sub PB149-18.

Size: Approximately 3.48 acres combined.

Staff Analysis



The subject parcels are surrounded by the following Future Land Use designations:

North: Office and Light Industrial Use

South: Commercial Use

East: Office and Light Industrial Use

West: Commercial Use

Staff Recommendation

Staff has reviewed this request and recommends approval. The predominant land use trend in this area of the City is commercial and/or light industrial. The properties fronting on the west side of NW 110 Avenue between NW 14 Ave and NW 17 Avenue are all designated Commercial in the Future Land Use Plan would be consistent with the land use designation of the properties fronting on the west side of NW 110 Avenue. The re-designation of this parcel will be consistent with the commercial land use pattern to the west and east side of NW 110th Avenue.

Level-of-service (LOS) standards adopted in the City's Comprehensive Plan for roads, water, sewer, drainage, solid waste and parks should not be adversely impacted by this land use amendment. In addition, the applicant will also have to meet the City's Comprehensive Plan LOS standards as well as all concurrency requirements at the time of site plan approval. The land use change to 'Commercial' is consistent with the goals, objectives and policies in the Sweetwater Comprehensive Plan.

All future development of these parcels will not have an adverse impact on public facilities and will be consistent with the surrounding neighborhood's character and development trends. A subsequent request for rezoning will follow, which will be contingent upon approval of this land use designation change.

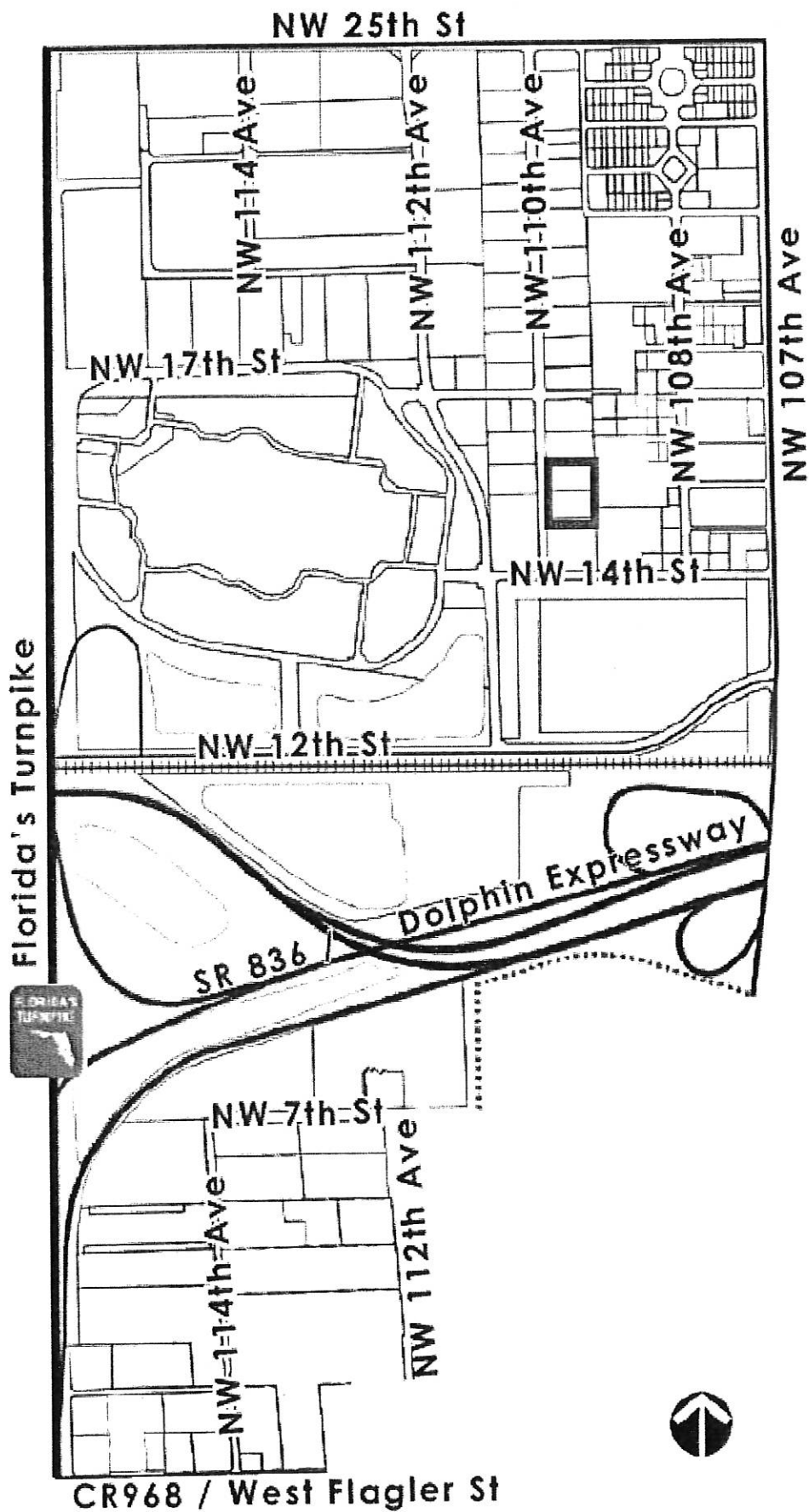
Land uses allowed in the 'Commercial' land use category include:

- 1.) Full range of sales and service activities;
- 2.) Retail and wholesale uses;
- 3.) Personal and professional services;
- 4.) Commercial and professional offices;
- 5.) Hotels and motels;
- 6.) Hospitals, nursing homes and medical buildings;
- 7.) Entertainment and cultural facilities;
- 8.) Amusement and commercial recreation establishments;
- 9.) Telecommunication facilities; and
- 10.) Government and educational buildings.



CITY OF SWEETWATER, FLORIDA

REZONING AREA



Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Gloria M. Velazquez
305-789-7407
gloria.velazquez@hklaw.com

VIA HAND DELIVERY

December 5, 2016

Mr. Jorge Vera
Director, Building and Zoning
City of Sweetwater
1701 NW 112 Avenue, Unit 102
Sweetwater, Florida 33174

**Re: Flightway Twelve, LLC / City of Sweetwater / Folio Nos. 25-3031-016-0030,
and 25-3031-017-0010 / Revised Letter of Intent for Small Scale Land Use
Amendment and Rezoning**

Dear Mr. Vera:

This shall constitute the letter of intent on behalf of Flightway Twelve, LLC (the "Owners") for an application for a proposed small scale land use amendment to the City of Sweetwater's Future Land Use Map (the "FLUM") and a proposed rezoning of two 1.74± acre parcels located east of NW 110th Avenue and between NW 14th Street and NW 17th Street, and identified by Miami-Dade County Folio Nos. 25-3031-016-0030 and 25-3031-017-0010 (the "Property"). The Owners are seeking to 1) amend the FLUM from "Heavy Industrial" to "Commercial" and 2) rezone the subject parcels from "Industrial Heavy Manufacturing" to "Special Commercial". The redesignation of the Property will allow for the development of a first class commercial building that will include retail/commercial on the ground floor and offices located on the upper floors.

Existing and Proposed Land Use

The existing "Heavy Industrial" land use category allows for manufacturing operations, maintenance and repair facilities; warehouses and mini-warehouses; office building and wholesale showrooms; distribution centers; construction and utility-related maintenance yards; cement and asphalt mixing plants; quarrying activities and ancillary uses; utility plants and public facilities; hospitals and medical buildings; government and educational buildings; research laboratories; telecommunication facilities; hotels and motels; and retail and personal services limited to no than 10% of site provided required parking is available.

The proposed Commercial land use category allows for a full range of sales and service activities; retail and wholesale uses; personal and professional services; commercial and professional offices; hotels and motels; hospitals, nursing homes and medical buildings;

entertainment and cultural facilities; amusement and commercial recreation establishments; telecommunication facilities; and government and educational buildings. The redesignation of the

Property will be consistent with the commercial land use pattern of the area and consistent the Goals, Objectives and Policies in the Sweetwater Comprehensive Plan.

Existing and Proposed Zoning District

The Property is currently zoned I-2, Industrial Heavy Manufacturing which provides for uses that are compatible with the industrial general uses, among other heavier industrial uses. The rezoning of the property to Special Commercial district provides for large-scale commercial and/or office facilities which service the needs of large urban areas and is consistent with the development trends for the area.

Zoning Criteria

Section 9.06.01 (B) of the Code provides that when considering a rezoning the City shall consider the following :

Review standards. Decisions or recommendations relating to any change in zoning district's boundaries shall address, but not be limited to, the effect of the proposed rezoning as it relates to the following:

1. The relationship of the proposed rezoning to the purposes and objectives of the city's comprehensive master plan, with appropriate consideration as to whether or not the proposed changes will further the purpose of this code, regulations and action designed to implement said plan.
2. The proposed change would or would not be contrary to the established land use pattern.
3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.
4. The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.
5. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for rezoning.
6. Changed or changing conditions make the passage of the proposed amendment necessary.
7. Substantial reasons exist why the property cannot be used in accordance with existing zoning.
8. Whether or not the change is out of scale with the needs of the neighborhood.

In summary, we believe that the proposed small scale land use amendment and rezoning is compatible with the surrounding area and is part of the vision planned by the City. The request is consistent with the Goals, Objectives and Policies in the Sweetwater Comprehensive Plan, as well as, consistent with the development trends in the areas that have previously been approved. In addition, this request will not adversely affect the use and development of neighboring properties.

Mr. Jorge Vera
Planning and Zoning, Director
December 5, 2016
Page 3

We look forward to your favorable recommendation. Should you have any questions or concerns regarding this Application, please contact me directly at (305) 789-7407.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Gloria M. Velazquez Esq.

Enclosures

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Gloria M. Velazquez
305-789-7407
gloria.velazquez@hklaw.com

VIA HAND DELIVERY

RECEIVED OCT 14 2016

November 9, 2016

Mr. Jorge Vera
Director, Building and Zoning
City of Sweetwater
1701 NW 112 Avenue, Unit 102
Sweetwater, Florida 33174

**Re: Flightway Twelve, LLC / City of Sweetwater / Folio Nos. 25-3031-016-0030,
and 25-3031-017-0010 / Letter of Intent for Small Scale Land Use Amendment
and Rezoning**

Dear Mr. Vera:

This shall constitute the letter of intent on behalf of Flightway Twelve, LLC (the "Owners") for an application for a proposed small scale land use amendment to the City of Sweetwater's Future Land Use Map (the "FLUM") and a proposed rezoning of two 1.74± acre parcels located east of NW 110th Avenue and between NW 14th Street and NW 17th Street, and identified by Miami-Dade County Folio Nos. 25-3031-016-0030 and 25-3031-017-0010 (the "Property"). The Owners are seeking to 1) amend the FLUM from "Office Light Industrial" to "Commercial" and 2) rezone the subject parcels from "Industrial Light Manufacturing" to "Limited Commercial". The redesignation of the Property will allow for the development of a first class commercial building that will include approximately 11,862 S.F. of retail/commercial on the ground floor and approximately 82,468 S.F. of offices located on the upper floors.

Existing and Proposed Land Use

The existing "Office Light Industrial" land use category allows for professional offices; office parks; corporate headquarters; research laboratories; wholesale showrooms; hospitals and medical buildings; distribution centers; mini-warehouses; hotels and motels; low impact manufacturing and assembly operations; government and educational buildings; utility plants and public facilities; limited engine testing; telecommunication facilities; retail and personal services limited to no more than 10% of site provided required parking available and Traditional Neighborhood Developments.

The proposed land use category allows for a full range of sales and service activities; retail and wholesale uses; personal and professional services; commercial and professional offices; hotels and motels; hospitals, nursing homes and medical buildings; entertainment and cultural facilities; amusement and commercial recreation establishments; telecommunication facilities; and government and educational buildings.

The Property is currently zoned I-1, which provides for uses that are light industrial manufacturing uses and compatible with the industrial general uses. The rezoning of the property to Limited Commercial district will allow the property to serve as a suitable site for office, retail and/or service oriented commercial uses to serve the community.

Section 9.06.01 (B) of the Code provides that when considering a rezoning the City shall consider the following :

Review standards. Decisions or recommendations relating to any change in zoning district's boundaries shall address, but not be limited to, the effect of the proposed rezoning as it relates to the following:

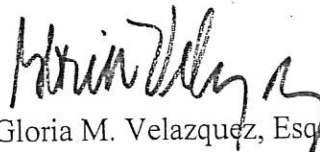
1. The relationship of the proposed rezoning to the purposes and objectives of the city's comprehensive master plan, with appropriate consideration as to whether or not the proposed changes will further the purpose of this code, regulations and action designed to implement said plan.
2. The proposed change would or would not be contrary to the established land use pattern.
3. The proposed change would or would not create an isolated district unrelated to adjacent and nearby districts.
4. The proposed change would or would not alter the population density pattern and thereby have an adverse impact upon public facilities such as schools, utilities and streets.
5. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for rezoning.
6. Changed or changing conditions make the passage of the proposed amendment necessary.
7. Substantial reasons exist why the property cannot be used in accordance with existing zoning.
8. Whether or not the change is out of scale with the needs of the neighborhood.

In summary, we believe that the proposed small scale land use amendment and rezoning is compatible with the surrounding area, is part of the vision planned by the City and will not adversely affect the use and development of neighboring properties. We will supplement our letter of intent as needed, as the project moves forward.

We look forward to your favorable recommendation. Should you have any questions or concerns regarding this Application, please contact me directly at (305) 789-7407.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Gloria M. Velazquez, Esq.

Enclosures



2016 - 30
Re ZONING
RECEIVED OCT 14 2016

Sec. 31 Twp. 53 Range 40

Date Received _____

**ZONING HEARING AND SITE PLAN REVIEW APPLICATION
CITY OF SWEETWATER
BUILDING AND ZONING DEPARTMENT**

LIST ALL FOLIO NUMBER:

25-3031-017-0010 and 25-3031—16-0030

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Flightway Twelve, LLC

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: Flightway Twelve, LLC, c/o Gloria Velazquez, Esq., Holland & Knight, LLP, 701 Brickell Avenue

City: Miami State: FL Zip: 33131

Phone# 305-789-7407 Fax# 305-789-7799 E-mail: gloria.velazquez@hklaw.com

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): Flightway Twelve, LLC

Mailing

Address: 890 S Dixie Highway

City: Coral Gables State FL Zip: 33146

4. CONTACT PERSON'S INFORMATION:

Name: Company: c/o Gloria Velazquez, Esq., Holland & Knight LLP

Mailing Address: 701 Brickell Avenue

City Miami State: FL Zip 33131

Phone# 305-789-7407 Fax# _____ E-mail: gloria.velazquez@hklaw.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on CD in Microsoft Word.)

Please refer to Exhibit A

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

NW 110th Avenue between NW 14th Street and NW 17th Street

7. SIZE OF PROPERTY _____ ft x _____ ft (in acres): 3.48 +/- Acres
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property ☐ acquired ☐ leased: October 2014 (month & year)

9. Lease term: _____ years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?

no ☒ yes ☐ yes, provide complete legal description of said contiguous property.

11. Is there an option to purchase ☐ **or lease** ☐ the subject property or property contiguous thereto? no ☒
yes ☐ (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION:

I-1 (Industrial Light Manufacturing)

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

☒ District Boundary (zone) Changes [Zone(s) requested]: C-2 Special Commercial District

(Provide a separate legal description for each zone requested)

☐ Unusual Use: _____

☐ Use Variance: _____

☐ Non-Use Variance: _____

☐ Site Plan Review: _____

☐ Conditional Use: _____

☒ Comprehensive Master Plan Amendment: From Office Light Industrial to Commercial

☐ Other _____

14. Has a public hearing been held on this property within the last year & a half? no ☒ yes ☐.

If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no ☒ yes ☐. If yes, give name to whom the violation notice was served: and describe the violation:

16. Describe structures on the property:

vacant

17. Is there any existing use on the property? no ☐ yes ☒. If yes, what use and when established?

Use: _____ Year: _____

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ☒ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing..

Signature _____
Signature _____

Sworn to and subscribed to before me Notary Public:

this _____ day of _____, _____. Commission Expires: _____

CORPORATION AFFIDAVIT

(I)(WE), Haydee Ceballos Vazquez, being first duly sworn, depose and say that (I am)(we are) the ☐ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the corporation, Flightway Twelve, LLC and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____



Gabrielle Bestulich
Commission #FF935326
Expires: November 11, 2019
Bonded thru Aaron Notary

Authorized Signature

Haydee Ceballos Vazquez
Office Held mgr

Sworn to and subscribed to before me Notary Public:

this 7 day of November, 2016. Commission Expires: 11/11/19

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %
By _____ %

(Name of Partnership)

By _____ %
By _____ %

Sworn to and subscribed to before me Notary Public:

this _____ day of _____, _____. Commission Expires: _____

ATTORNEY AFFIDAVIT

I, Gloria M. Velazquez, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Sworn to and subscribed to before me Notary Public:

this _____ day of _____, _____. Commission Expires: _____

ACKNOWLEDGEMENT BY APPLICANT

1. City of Sweetwater Public Works Department, Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a 300 feet from the subject property and I am responsible for paying and obtaining the mailing labels. the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 30 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on forms provided by the Department, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

Haydee Ceballos Vazquez
(Applicant's Signature)

Haydee Ceballos Vazquez
(Print Name of Applicant)

Sworn to and subscribed before me on the
7 Day of November, 2016

Affiant is personally known to me or has produced _____ as identification.

11/11/19
My commission expires

[Signature]
(Notary Public's Signature)

State of: Florida

Print Name Gabrielle Bestulich



Gabrielle Bestulich
Commission #FF935326
Expires: November 11, 2019
Bonded thru Aaron Notary

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida

Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Haydee Ceballos Vazquez
hereafter the Affiant(s), who being first duly
sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation hereinafter named
_____, with the following address:

2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
Please refer to attached Exhibit "A"

4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding
of any zoning granted at public hearing

Witnesses:

Signature

Roger Ceballos

Print Name Print

Kristen Padron

Signature

Kristen Padron

Print Name Print

Haydee Ceballos Vazquez

Affiant's Signature

Affiant's Name

Affiant's Signature

Affiant's Name

Sworn to and subscribed before me on the 7 day of November 2016 Affiant is personally known
to me or has produced _____ as identification.

Notary [Signature]

Commission Expires: 11/11/19



Gabrielle Bestulich
(Commission) #FF935326
Expires: November 11, 2019
Bonded thru Aaron Notary

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Flightway Twelve, LLC

NAME AND ADDRESS	Percentage of Stock
<u>Bluteck, Inc.</u>	<u></u>
<u>Haydee Ceballos Vazquez</u>	<u></u>
<u>Josue D. Pimenta</u>	<u></u>
<u>Monica Pimenta</u>	<u></u>
<u>890 S. Dixie Highway, Coral Gables, FL 33146</u>	<u></u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME

NAME AND ADDRESS	Percentage of Interest
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	Percentage of Ownership
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature <u>Haydee Ceballos Vazquez</u>	Haydee Ceballos Vazquez
(Applicant)	(Print Applicant name)

Sworn to and subscribed before me this 7 day of November, 2016 Affiant is personally know to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires: 11/11/19



Gabrielle Bestulich
Commission #FF935326
Expires: November 11, 2019
Bonded thru Aaron Notary

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

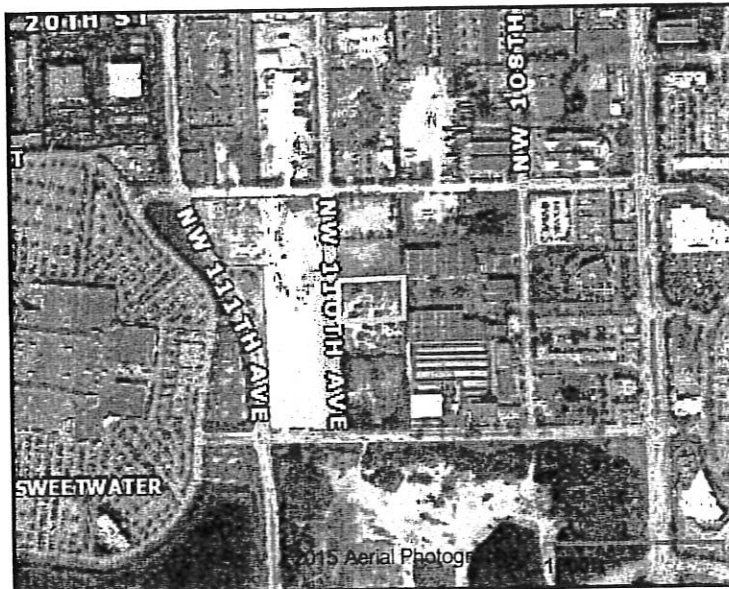


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/9/2016

Property Information	
Folio:	25-3031-016-0030
Property Address:	
Owner	FLIGHTWAY TWELVE LLC
Mailing Address	890 S DIXIE HIGHWAY CORAL GABLES, FL 33146 USA
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4066 VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	75,894 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$2,049,138	\$1,669,668	\$1,214,304
Building Value	\$0	\$0	\$0
XF Value	\$4,798	\$3,815	\$3,860
Market Value	\$2,053,936	\$1,673,483	\$1,218,164
Assessed Value	\$1,840,831	\$1,673,483	\$1,103,729

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$213,105		\$114,435
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
HUGHES SUPPLY SUB	
PB 149-18 T-19172	
LOT 3 BLK 1	
LOT SIZE 75894 SQ FT	
FAU 30 3031 004 0280 0290 & 0300	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,840,831	\$1,673,483	\$1,103,729
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,053,936	\$1,673,483	\$1,218,164
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,840,831	\$1,673,483	\$1,103,729
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,840,831	\$1,673,483	\$1,103,729

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/03/2014	\$3,529,800	29338-1739	Qual on DOS, multi-parcel sale
06/01/2004	\$1,366,100	22416-0182	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

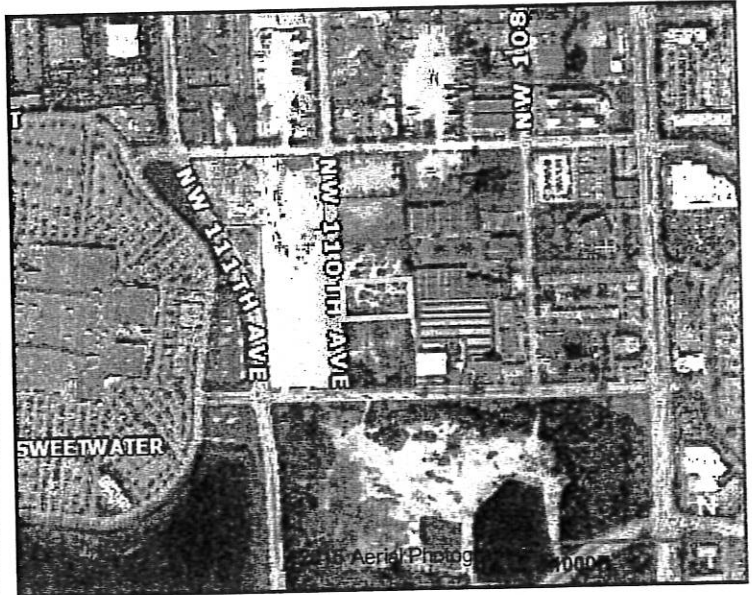


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/9/2016

Property Information	
Folio:	25-3031-017-0010
Property Address:	
Owner	FLIGHTWAY TWELVE LLC
Mailing Address	890 S DIXIE HIGHWAY CORAL GABLES, FL 33146 USA
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	4066 VACANT LAND - INDUSTRIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	75,890 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$2,049,030	\$1,669,580	\$1,214,240
Building Value	\$0	\$0	\$0
XF Value	\$4,798	\$3,815	\$3,860
Market Value	\$2,053,828	\$1,673,395	\$1,218,100
Assessed Value	\$1,840,734	\$1,673,395	\$1,103,670

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,840,734	\$1,673,395	\$1,103,670
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,053,828	\$1,673,395	\$1,218,100
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,840,734	\$1,673,395	\$1,103,670
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,840,734	\$1,673,395	\$1,103,670

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$213,094		\$114,430
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
HUGHES WEST DADE TR	
PB 149-40 T-19173	
LOT 1 BLK 1	
LOT SIZE 75890 SQ FT	
FAU 30 3031 004 0310 & 0320	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/03/2014	\$3,529,800	29338-1739	Qual on DOS, multi-parcel sale
06/01/2004	\$1,366,100	22416-0182	Deeds that include more than one parcel

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